

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Emerick R. Bakaysa, Chair
Joanna L. Bilotta, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



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960 Massachusetts Avenue
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Minutes
September 27, 2010

Meeting Posted: Yes

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA 01462

Time: 6:30 PM

ROLL CALL: Emerick R. Bakaysa, Joanna L. Bilotta, Thomas W. Bodkin Jr., Nathan J. Lockwood, Marion M. Benson
Absent: Robert J. Saiia

MINUTES – APPROVAL: Signed 9-13-10, Motion, Ms. Bilotta, Second, Mr. Bodkin Jr., Executive 9-13-10, Motion, Ms. Bilotta, Second, Mr. Bodkin Jr., Master Planning Workshop 9-20-10, Motion, Mr. Lockwood, Second, Mr. Bodkin Jr.

PLAN SIGNATURES: ANR- Camille LeBlanc, 1070 Northfield Road. Signed by Planning Board. Department comments as follows: Conservation Commission- wetlands appear to be on portions of this property. They would need to be identified; Building Official- lot area, frontage and width meets zoning; Assessor- Map 36, Parcel 28, 8.9 acres, Book 7052, Page 55, no Chapter Land; Board of Health- no issues.

APPOINTMENT: ANR- 615 West Townsend Road- Accepted for review. Owners- Thomas & Susan Leppala. Presenter- Marsden Engineering.

COMMITTEE REPORTS:

Capital Planning Committee- Meeting scheduled for 10-12-10. Representatives are- Finance Committee, Mike Mackin, School Committee, Colleen Shapiro, Board of Selectmen, Ernie Sund, Member at large, Elaine Murphy.

MJTC- No report

MRPC- No report

MRPC Energy Advisory Committee- No report

DPW Building Committee- Ms Bilotta reported on the pre-bid meeting on September 21. Approximately 18 bidders attended. Opening bid will be on September 30th, 4:30 PM, Ritter Memorial Building. Noted was that this is a well working committee.

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

Fall Special Town Meeting- Director announced warrant opening was Tuesday, September 22, 2010 with a closing date of Monday October 18, 2010. Special Town Meeting will be held Tuesday, November 30, 2010, 7:00 PM. Director noted there were no articles to be presented by the Planning Board. Board members felt that a change to the Zoning Bylaw, Section 4.2.2.1., Uses Permissible by Special Permit, should be made eliminating the Zoning Board of Appeals' (ZBA) authority to grant a special permit to place a commercial enterprise in a residential zone. The Board's opinion is that authorization should belong to the Planning Board. Decision is to present at annual town meeting after study.

Water Issue – workshop- Director informed the Board about the workshop concerning the IMA (Inter-Municipal Agreement) for water and the water situation at Tri Town Landing. Date to be forthcoming.

Green Community Task Force- Director reported that the Select Board supported the Green Community Task Force plan to place a solar field at the old dump site. The Task Force Chair is working with Representative Jennifer Benson to work with the problem of the cap being established at a level that does not support new plans for renewable energy projects.

Eagle Heights- Director reported on the status. The in-ground tank has been removed. This places the applicant back on the list for funding. The applicant's major concern is the possible repeal of Chapter 40B. His inquiry was concerning making the project an overlay district. Discussion ensued concerning status, including the financial support of the HUD (Department of Housing and Urban Development) program.

Eagle House- Director reported a meeting will be held on October 4th. The removal of the septic mound was put out to bid locally with two responses. A status report will be given as to the proposed grant submittal.

Lunenburg Village off Whalom Road- Director presented plan and the Environmental Notification Form for the Board to view.

Lunenburg Crossing- Director reported on the issue of the retention pond in front of the Hannaford store. Contact was made with the mall owner's representative. They have hired an engineer who will direct the remedial work to put the retention pond in working order again.

DEVELOPMENT STATUS REPORTS:

Emerald Place at Lake Whalom Work is continuing on Lake Front Avenue. Building is continuing. Current work is also on Great Pond Road with installation of water main, sewer mains and storm water structures. Great Pond Road will be graveled on October 8th with binder placed October 11th – 15th. Each area will be landscaped as completed.

Tri Town Landing- Water test shows that the pressure is okay for the two buildings; however, awaiting final report. A test was done on the "Water Pit". The valve is open, but how well it is working is a question. The issue of concern is with the Fire Department and the water pressure for future building. The applicant has made arrangements to purchase water from the city of Fitchburg and built a line from the Fitchburg line to the project. The Fire Department's concern is the ownership and maintenance of that line. Lunenburg has an IMA with the City of Fitchburg. Resolutions with the issue will have to be discussed with Fitchburg and Lunenburg.

Stone Farm- Director reported that the applicant is working on units 1, 6, 38, & 40. The project has sold eight units since January.

UNFINISHED BUSINESS:

Notice of Project Change for Comprehensive Wastewater Management Plan- tabled to next meeting

See above Planning Director's Reports and Development Status Reports

MASTER PLANNING: Reminder of October 18th workshop.

DATA INFORMATION: Data folder containing items of interest not on agenda presented to members for viewing, consisting of Open Space report, Conservation Commission agenda, Board of Selectman Agenda and data information.

GENERAL DISCUSSION: Mr. Bodkin Jr. presented the concept of requiring PDF (Portable Document Format) files on ANR submittals. He also discussed the possibility of requiring a review by other boards or departments of any ANR submittal prior to a Planning Board meeting so the plan could be signed at the time the applicant appears before the Planning Board. Discussion ensued. Chair noted concerns. Planning Director to research legality and opinions of other departments, engineers, etc.

MEMBER DATA AND ISSUES: October Meeting Dates- October 4th, 18th and 25th.

ADJOURNMENT: 8:45 PM, Motion, Ms. Bilotta, Second, Mr. Bodkin Jr.